



Longden Avenue, Beaumont Park, Huddersfield HD4 5JD



welcome to

Longden Avenue, Beaumont Park Huddersfield

DREAM HOME! Perfect in every way, modernised throughout with a multitude of high quality fittings. Bespoke bedroom storage, fully tiled bathroom, reception rooms and island kitchen. Pagoda sun terrace overlooking expansive rear garden, with garage/workshop, summer house and storage shed.



Ground Floor

Entrance

Front door leading to a good sized carpeted hall with panelling and stairs to first floor.

Lounge

11' 3" x 11' 2" (3.43m x 3.40m)

Spacious reception room with media wall, LED roof panelling, feature coving and ceiling rose. Warmed by a central heating radiator with cover. The room has carpeted flooring and a good sized bay window which overlooks the front.

Dining Room

7' 2" x 12' 2" (2.18m x 3.71m)

Good sized dining room with skylight, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear with opening to kitchen.

Kitchen

14' 5" x 11' (4.39m x 3.35m)

Fantastic sized kitchen decorated to a modern standard with a range of white gloss fronted base and wall units with black worksurfaces and grey tiled splashbacks. Electric Aga style cooker, integrated microwave and dishwasher. Space for fridge freezer. Separate island unit with spray tap. The room has tiled flooring and feature panelled ceiling with spotlights. Double glazed patio doors open to the rear garden.

First Floor Landing

Carpeted flooring and a double glazed window to the side.

Bedroom One

8' 9" x 13' 9" (2.67m x 4.19m)

Spacious double bedroom has a wonder fitted bed with under lighting, full length fitted, mirror fronted sliding wardrobes, carpeted flooring and warmed by a central heating radiator. Double glazed bay window overlooks the front.

Bedroom Two

11' 6" x 6' 6" (3.51m x 1.98m)

Good sized double bedroom with full length fitted wardrobes and storage cupboard, feature panelled ceiling with spotlights, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bedroom Three

7' 5" x 6' 3" (2.26m x 1.91m)

Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Showerroom

Modern shower room comprising corner shower cubicle, concealed low flush WC and wash hand basin with mixer tap. Part tiled walls and tiled flooring. Heated towel warmer/radiator. Double glazed frosted window to the rear.

Garage/Workshop

8'09 x 15'08 and 7'05 x 8'09

with side door to garden

External

Pagoda sun terrace overlooking expansive rear garden, with garage/workshop, summer house and storage shed. Alongside purpose built bespoke, shed storage and covered car port with EV charging point. Then a custom built summerhouse measuring 9'07 x 6'01 with fireplace and amazing skylight.



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welcome to

Longden Avenue, Beaumont Park Huddersfield

- Amazing Family Home
- Amazing Finish Both Inside And Out
- No Work Needed Move Straight In
- Driveway Leading To Garage and Workshop
- Summer House With Skylight And Fireplace

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1932. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£300,000 - £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF115773 - 0006

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